

Division of Developmental Disabilities



Strategic Plan for Housing Needs Assessment & Trust Fund Utilization for People with Developmental Disabilities

**Strategic Elements for Fiscal
Years 2010 – 2011**

January 20, 2009

Mission Statement

Evaluate community based affordable housing needs for people with developmental disabilities, collaborate with special needs housing developers, and ensure adequate resources are being leveraged to maximize HTF funding efficiencies.

Vision Statement

The Division of Developmental Disabilities' vision for housing is a residential community that has woven people of all levels of abilities into the fabric of typical neighborhoods, with minimal congregation, in housing tailored to accommodate the unique needs of all residents.

Demographic Considerations:

DDD Enrolled Adult Population by County			
County	Adults as of December 2008	DD HTF Units as of December	Existing DD HTF Units per Capita by %
Adams	31	0	0.0%
Columbia	20	0	0.0%
Franklin	226	0	0.0%
Garfield	7	0	0.0%
Island	128	0	0.0%
Kittitas	131	0	0.0%
Klickitat	59	0	0.0%
Lincoln	26	0	0.0%
Mason	174	0	0.0%
Pacific	80	0	0.0%
San Juan	16	0	0.0%
Skamania	26	0	0.0%
Stevens	157	0	0.0%
Wahkiakum	9	0	0.0%
Grays Harbor	271	3	1.1%
Asotin	91	2	2.2%
Benton	612	14	2.3%
Lewis	295	7	2.4%
Chelan	223	6	2.7%
Clallam	342	10	2.9%
Pierce	2858	85	3.0%
Snohomish	1665	53	3.2%
Cowlitz	377	13	3.4%
Whatcom	563	20	3.6%
Kitsap	758	29	3.8%
Thurston	832	35	4.2%
Skagit	324	14	4.3%
Jefferson	90	4	4.4%
Okanogan	132	6	4.5%
Yakima	1083	61	5.6%
Spokane	2170	149	6.9%
Grant	286	20	7.0%
Clark	1162	101	8.7%
King	4875	427	8.8%
Pend Oreille	48	5	10.4%
Douglas	56	6	10.7%
Ferry	35	4	11.4%
Walla Walla	261	34	13.0%
Whitman	83	15	18.1%
TOTALS	20582	1123	5.5%

- The chart above lists Washington State Counties ordered by per capita percentage of DD HTF Units currently in the county, from lowest to highest.
- Highlighted in yellow are the six counties with more than 200 total DDD enrolled adults that have the lowest per capita number of DD HTF Units.
- Highlighted in green are the six counties with the greatest number of DDD enrolled adults.

DDD Enrolled: Community Supported Living By County			
County	SL Clients as of December 2008	HTF DD Units as of December 2008	HTF Units per SL Capita
Adams	0	0	0.0%
Columbia	0	0	0.0%
Ferry	0	4	0.0%
Franklin	3	0	0.0%
Garfield	0	0	0.0%
Island	25	0	0.0%
Kittitas	47	0	0.0%
Klickitat	0	0	0.0%
Lincoln	0	0	0.0%
Mason	45	0	0.0%
Pacific	1	0	0.0%
Pend Oreille	0	5	0.0%
San Juan	1	0	0.0%
Skamania	0	0	0.0%
Stevens	0	0	0.0%
Wahkiakum	0	0	0.0%
Grays Harbor	38	3	7.9%
Asotin	24	2	8.3%
Benton	94	14	14.9%
Chelan	38	6	15.8%
Whatcom	123	20	16.3%
Thurston	209	35	16.7%
Skagit	80	14	17.5%
Cowlitz	73	13	17.8%
Snohomish	283	53	18.7%
Clallam	51	10	19.6%
Pierce	404	85	21.0%
Kitsap	115	29	25.2%
Jefferson	15	4	26.7%
Spokane	383	149	38.9%
Walla Walla	79	34	43.0%
King	925	427	46.2%
Lewis	15	7	46.7%
Yakima	113	61	54.0%
Grant	36	20	55.6%
Whitman	27	15	55.6%
Clark	171	101	59.1%
Okanogan	6	6	100.0%
Douglas	5	6	120.0%
TOTALS	3429	1123	32.8%

There are 3,429 people with developmental disabilities currently being supported in their own homes through DDD's Supported Living program. These individuals reside in generic housing owned, leased or subleased by the clients themselves.

- The chart above lists the counties in which people are receiving DDD Supported Living (SL) Services ordered by SL per capita DD HTF Units, lowest to highest.
- **Highlighted in yellow** are the six counties with more than 30 people in SL that have the lowest SL per capita number of HTF DD Units.
- **Highlighted in green** are the six counties with the greatest number of DDD clients receiving Supported Living Services.

Supported Living (SL) Providers Surveyed Submitting Specific Requests for HTF Housing by County			
County	Number of Survey SL Providers Requesting HTF Units	Number of SL Requested HTF Units Sorted by County	Current Number of HTF Units per SL Capita by %
King	9	127	46.2%
Snohomish	1	120	18.7%
Clark	6	69	59.1%
Pierce	9	64	21.0%
Thurston	5	55	16.7%
Mason	2	52	0.0%
Cowlitz	2	36	17.8%
Spokane	2	35	38.9%
Benton	2	14	14.9%
Yakima	2	14	54.0%
Lewis	1	4	46.7%
Adams	0	0	0.0%
Columbia	0	0	0.0%
Ferry	0	0	0.0%
Franklin	0	0	0.0%
Garfield	0	0	0.0%
Island	0	0	0.0%
Kittitas	0	0	0.0%
Klickitat	0	0	0.0%
Lincoln	0	0	0.0%
Pacific	0	0	0.0%
Pend Oreille	0	0	0.0%
San Juan	0	0	0.0%
Skamania	0	0	0.0%
Stevens	0	0	0.0%
Wahkiakum	0	0	0.0%
Grays Harbor	0	0	7.9%
Asotin	0	0	8.3%
Chelan	0	0	15.8%
Whatcom	0	0	16.3%
Skagit	0	0	17.5%
Clallam	0	0	19.6%
Kitsap	0	0	25.2%
Jefferson	0	0	26.7%
Walla Walla	0	0	43.0%
Grant	0	0	55.6%
Whitman	0	0	55.6%
Okanogan	0	0	100.0%
Douglas	0	0	120.0%
TOTALS	41	590	32.8%

- The chart above lists the number of SL Providers requesting DD HTF Units & the total number of HTF Units requested within each County. The counties column is sorted by number of HTF Units requested within the county, greatest to least.
- **Highlighted in yellow** are the 6 counties from which we received requests for HTF Units who have the lowest current number of HTF Units per SL capita.

Adams	3
Asotin	14
Benton	93
Chelan	47
Clallam	115
Clark	187
Columbia	1
Cowlitz	74
Douglas	11
Ferry	14
Franklin	45
Garfield	3
Grant	51
Grays Harbor	67
Island	30
Jefferson	22
King	760
Kitsap	118
Kittitas	22
Klickitat	3
Lewis	102
Lincoln	1
Mason	31
Okanogan	29
Pacific	23
Pend Oreille	17
Pierce	360
San Juan	1
Skagit	43
Skamania	4
Snohomish	284
Spokane	295
Stevens	30
Thurston	131
Wahkiakum	2
Walla Walla	50
Whatcom	112
Whitman	15
Yakima	195
TOTALS	3405

The chart above represents individuals with developmental disabilities who reside in the community in their own homes, but do not receive Supported Living Services. Much of this population relies on state and federal services and supports to remain in the community. These individuals may be receiving in-home personal care, alternative living, vocational, or intensive case management through DDD and/or mental health.

Historically, this population has seldom been taken into account by DDD or affordable housing contractors when considering HTF Unit development projects. Much of this segment of the DD population would qualify for and benefit from affordable housing.

Economic Considerations:

Income

The vast majority of the individuals represented in the charts under ***Demographic Consideration*** depend on SSI or SSA as their primary source of income. Very few have substantial earned income and nearly all live below 30% of the median income.

As of May 2008 there were 4,401 individuals supported by Individual and group employment services funded through DDD. People with developmental disabilities who receive supported employment services earn substantially higher wages than the general DD population in WA State. However, even those receiving supported employment services average well under 20 working hours/month and earn an average monthly income of just \$622. (Source: DDD Cost Benefit Analysis Report, May 2008)

Cost of Living

Other economic factors to consider when reviewing housing development proposals are the differences between urban and rural communities. The cost of living in urban areas, especially King County, is much higher than in rural areas. Individuals trying to subsist on only SSI (\$637/mo) or SSA income struggle in high density urban areas. While it's true that the earning capacity in larger cities is greater than in rural settings this is more than offset by the cost of living, particularly for people with developmental disabilities.

Land Value & HTF Efficiencies

A second economic consideration also related to higher density urban development proposals is the land value. Substantially higher land value which also correlates with higher permit and impact fees in large urban areas can make small, low density projects inefficient or cost prohibitive to developers. Consider a 2006 Spokane County project in which a developer paid less than \$25,000 for a building lot. The following year a comparable lot was secured by the same developer in Pierce County, but at a cost of more than \$200,000. Net result: far fewer clients served per HTF development dollar in Pierce County.

Community Inclusion

DDD must continue to promote HTF projects proposing single family homes for people with disabilities where this is the typical lower income housing type of the general citizenry of that area. It is expected that single family housing development projects will be consistent with Policy and WAC requirements for Certified Residential Programs, housing no more than four clients per home.

The Division must remain flexible and open to integrated higher density projects in urban areas when such projects allow for better access to public transportation; goods and services; and community social events. Quality indicators for housing will still be

assessed by outcomes related to all individuals seeking access to generic services. Quality outcomes should indicate affordable housing is:

- Integrated (people with disabilities are not congregated with other people with disabilities);
- Safe;
- Affordable;
- Attractive;
- Physically accessible; and
- Close to jobs, community resources, transportation, etc.

Operation & Maintenance:

Vacancies and Maintenance of HTF units has been an area of increased concern in recent years. CTED and DDD share the concern. Several Supported Living units have been vacant for more than a year while others have been lost altogether.

Some work has been done in targeted areas to ensure needed repairs have been made and vacancies filled. DDD needs to continue to increase oversight in this area as follows:

- **Develop a tracking system** for all current and new HTF units developed to serve DDD clients;
- **Identify and Maintain routine contact** with residential service providers and regional staff to monitor status of needed repairs and any vacancies; and
- **Document areas of concern** and follow up with providers and housing developers to ensure necessary work is done to correct problems and help prevent reoccurrence.

Communication

Segregation, isolation, and poverty are unacceptable. Programs can no longer be designed exclusively for people with developmental disabilities. Our challenge is to use funds in ways that stop setting people aside and instead place them in the mainstream of the community. Thoughtful and creative planning will be required to assure the role of housing services is to support the inclusion of people with disabilities into their communities.

To accomplish this DDD has assigned a program manager to ensure communication is maintained in the following areas:

Internally: Act as liaison to the Regions in the area of affordable housing, including:

- Need Assessment & Prioritization;
- County/HUD/Housing Authority Communication Breakdown;

- Solicit Regional Feedback on HTF Housing Proposals;
- Mediate Regional Housing Development Breakdowns & Roadblocks;
- Help Regions to Resolve Maintenance and Vacancy Concerns; and
- Provide Housing Updates to and Solicit Input from Full Management.

Externally: Ensure **DDD's *Mission and Vision*** for affordable housing is conveyed to stakeholders, including:

- Affordable Housing Developers;
- CTED;
- Providers;
- Clients, Families, and other stakeholders as needed; and
- Counties and County Advisory Boards.

FROM CTED: DDD should expect the following from CTED:

- Not require builders to go through the general housing rounds;
- Strategically offer builders funding if they will build in the areas where DDD has illustrated a need; and
- Include DDD in the review of builder's proposal.